



CITY OF MANCHESTER, NH  
ZONING BOARD OF ADJUSTMENT  
ONE CITY HALL PLAZA  
MANCHESTER, NH 03101-2097  
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May 27, 2003

**MANCHESTER ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING  
Thursday, June 5, 2003  
Aldermanic Chambers – City Hall – 3<sup>rd</sup> Floor – 6:00 PM  
One City Hall Plaza  
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #55-ZO-03 – Attorney Richard Fradette (Agent) proposes to reinstate use of third floor apartment and seeks a **variance** from Sections 11.04 (D) and 5.10 (A) (6) multi-family, 6.07 floor area ratio and 10.03 (B) number of parking spaces, as per plans submitted March 3, 2003, at **433-435 Hanover St.**
2. Case #87-ZO-03 – Herbert D. Boyce, Sr. (Owner) proposes to build a 12' x 24' farmer's porch and seeks a **variance** from Section 6.07 front yard of the Z. O., as per plans submitted April 2, 2003, at **33 Bernice Ave.**
3. Case #88-ZO-03 – Dennis Urban (Owner) proposes to build a 14' x 32', one-story addition and seeks a variance from Section 6.07 side yard of the Z.O., as per plans submitted March 27, 2003, at **80 Lone Pine Dr.**
4. Case #89-ZO-03 – Craig Flowers (Owner) proposes to build a 10' x 21' bi-level open deck and seeks a **variance** from Section 6.07 rear yard of the Z.O., as per plans submitted April 8, 2003, at **105 Doris St.**
5. Case #90-ZO-03 – Denis R. Grenier (Owner) proposes to build a 2-stall attached garage with storage above and maintain shed and seeks a **variance** from Sections 6.07 side yard setback and 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted April 1, 2003 at **171 Fox St.**
6. Case #91-ZO-03 – Edward Lavigne (Owner) proposes to maintain attached deck and pool in rear yard and front yard parking and seeks a **variance** from Sections 6.06 side yard and 10.09 (B) parking setback of the Z.O., as per plans submitted March 28, 2003, at **107 Glen Forest Dr.**

7. Case #92-ZO-02 – Angelo Manni (Owner) proposes to adjust lot line and maintain carport partially enclosed and converted to living space without permits (see Variance, Case #152-ZO-94) and seeks a **variance** from Sections 6.07 side yard and rear yard and 8.24 (A) (3) accessory structures (pool) of the Z.O., as per plans submitted April 11, 2003, at **95 Glen Forest Dr.**
8. Case #93-ZO-03 – Tracy Bachert (Owner) proposes to build a 13' x 12', 2-story addition with a 6' x 12' open deck connecting to a 9' x 30' pool deck and seeks a **variance** from Section 6.07 rear yard and number of stories of the Z. O., as per plans submitted March 28, 2003, at **81 Meetinghouse Lane.**
9. Case #94-ZO-03 – **44 Donahue St.** – Subsequent Application to be addressed at Business Meeting.
10. Case #95-ZO-03 – Dzevida Smajic (Owner) proposes a day care for 12 children on the first floor of a 2-family dwelling and seeks a **special exception** from Section 5.11 (L) (6) accessory child care and a **variance** from Sections 10.09 (B) parking setbacks, 10.07 (I) (4) parking screening, 10.03 (D) accessible spaces and 10.07 (D) parking maneuvering of the Z.O., as per plans submitted April 10, 2003 at **133 Dunbarton Rd.**
11. Case #96-ZO-03 – Richard Bolduc (Owner) proposes to increase the in-home daycare from five children to twelve children and seeks a **special exception** from Section 5.11 (L) (6) Child Care and a **variance** from Section 10.03 (B) number of parking spaces of the Z.O., as per plans submitted April 4, 2003, at **80 Greenwood Court.**
12. Case #97-ZO-03 – Attorney James A. Normand (Agent) proposes to maintain 13 units in existing apartment building and seeks a **variance** from Section 5.10 (A) (6) use and 10.07 (G) parking landscaping of the Z. O., as per plans submitted April 8, 2003, at **605 Belmont St.**
13. Case #98-ZO-03 – Scott W. Flood (Agent) proposes to convert garage into a 2-story apartment with parking and seeks a **variance** from Sections 7.04 (B) gross floor area, 10.09 (B) parking setbacks, 10.07 (I) (4) parking screening and 10.08 (A) driveway location of the Z.O., as per plans submitted April 10, 2003, at **746 Chestnut St.**
14. Case #99-ZO-03 – Don Reed (Agent) proposes to erect a 12' x 10' free-standing sign double-faced overall height 22' and seeks a **variance** from Section 9.09 (C) signs (2 counts) of the Z.O., as per plans submitted May 1, 2003, at the Tage Inn, **2280 Brown Ave.**
15. Case #100-ZO-03 – Steven R. Chabot (Owner) proposes to build a 12' x 32' x 18', 2-story addition for one-stall garage and added living space above and seeks a **variance** from Section 6.07 side yard and 10.09 (B) parking setbacks of the Z.O., as per plans submitted April 15, 2003, at **77 Leandre St.**

16. Case #101-ZO-03 – James Anderson (Owner) proposes to build a second story addition over existing one-story rear portion and maintain open deck built without a permit and seeks a **variance** from Sections 6.07 side yard and rear yard of the Z.O., as per plans submitted April 11, 2003, at **9 Pond Dr.**
17. Case #102-ZO-03 – Thomas Christie (Owner) proposes to maintain landing with stairs in side yard and a **variance** from Sections 6.07 side yard of the Z.O., as per plans submitted April 29, 2003, at **31 Springview Ave.**
18. Case #103 -ZO-03 – Douglas P. Quattrochi (Owner) proposes to maintain deck built without permit and build a 10' x 16' sunroom on a portion of same leaving a 6' setback where 10' is required and seeks a variance from Section 6.07 side yard of the Z.O. , as per plans submitted April 18, 2003, at **301 Harrison St.**
19. Case #104-ZO-03 – Edward Mooney (Owner) proposes to build an open deck in rear and side yard resulting in one parking space in front yard, also maintain shed in side yard and seeks a **variance** from Section 10.09 (B) parking setbacks and 8.24 (A) (2) accessory structures of the Z.O., as per plans submitted March 2, 2003, at **342 Delaware Ave.**
20. Case #105-ZO-03 – Ronald Cote (Agent) proposes to expand existing church (Believers Christian Outreach) into adjacent unoccupied space and maintain parking and signs and seeks a **variance** from Sections 10.03 (B) number of parking spaces and 9.08 (A) (1) signs (3 counts) of the Z.O., as per plans submitted April 17, 2003, at **140 Wilson St.**
21. Case #106-ZO-03 – Attorney Richard E. Fradette (Agent) proposes to establish a private school (Grades K-12) in a 2-story portion of an existing building and seeks a **variance** from Section 5.10 (J) (2) private school and 7.08 (D) Airport Noise Overlay of the Z.O., as per plans submitted May 2, 2003 at **955 Perimeter Rd.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.